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18 FEB 1976

MEMORANDUM FOR: Deputy Director for Administration

SUBJECT : DCI Relocation Study Summary and Recommendation

Jack:

Attached is a detailed analysis of the proposed relocation of the DCI and associated staff elements to the 2430 E Street complex. The study assesses multiple options, including variable numbers of staff personnel to be relocated with the DCI, and also considers relocation sites other than 2430 E Street. Each option has been costed in both dollars and elapsed time to effect the complete move including relocation of displaced OTS elements. A brief summary of the 2430 E Street options are as follows. Cost and time estimates include relocation of displaced OTS personnel.

A. Relocate the DCI and immediate staff to East Building. Relocated personnel include secretaries, security officers, and registry personnel for a total of 17. Space requirements are 5,400 sq. ft. Cost is \$132,000. Elapsed time is 4 months. This is a "bare bones" option, with KY-3 secure voice, dependence on the DIRTECH signal center, and no food service. Provision of central secure voice, direct communications relays, dining service, and a reception area expands the estimates for 17 personnel to 7,400 sq. ft. and \$688,000 with an elapsed time of 6 months.

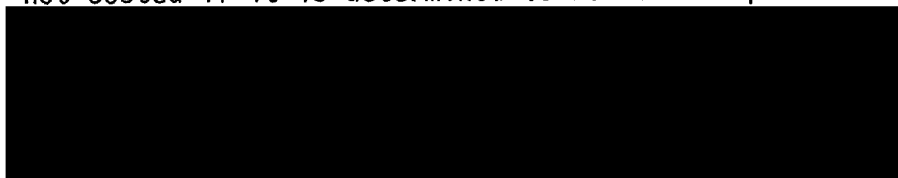
B. Relocate the DCI and staff to East Building per the full A. above and relocate USIB and ICS to the remainder of East Building and parts of South Building. This option, including current ICS pro-

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C. Relocate the DCI and staff and USIB/ICS per B. above plus relocate NIO (with space available but not costed if it is determined to relocate a portion

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SUBJECT: DCI Relocation Study Summary and Recommendation

Total capital costs are \$3,600,000 with total additional annual recurring costs of \$585,000.

2. Disregarding the fragmentation of OTS and the undesirability of locating expensive technical functions in leased space, options B. and C. above are not considered practicable because of the excessive cost range (between \$2M to \$3.5M with recurring costs of up to \$0.5M per year), plus the 14- to 18-month delay in effecting relocation of USIB/ICS/NIO. It is believed that option A., the relocation of only the DCI and his immediate staff, will eventually prove unsatisfactory to the DCI because it is considered that the requirements of the position will necessitate more staff assistance than East Building can physically support. The anticipated result is gradual infiltration of South Building with subsequent, delayed implementation of the expensive and time consuming options B. or C.

3. It is believed that suitable alternate space for the DCI and his staff can be made available. Preliminary conversations with the Chief of GSA's Regional Planning Staff indicate that space occupancy in the Executive Office Buildings (EOB's) is now flexible and that if requests were made at the proper level in GSA, space could be provided to the DCI by relocating unspecified commissions. This planning officer declined to be specific with regard to either the totality of space available (" . . . the less required, the stronger the case . . . ") or who might be displaced but indicated guarded optimism if appropriate executive pressure from CIA were applied. As an alternative to the EOB's, it has been determined that prime leased space is available in some 10 buildings located in the prestigious area bounded by 21st Street and Connecticut Avenue between K Street and M Street. Available space ranges in size from 20,000 sq. ft. to 70,000 sq. ft. with the majority in the higher ranges. A summary of buildings and location map are Attachments 4 and 5 to the study. Costs range from \$8 to \$10 per sq. ft. which is above GSA's normal lease range; further, GSA has a freeze on leasing which is now expected to extend through FY 77. Nevertheless, it is believed that appropriate executive pressure from CIA (particularly as an alternative to EOB space) would persuade GSA to lease on our behalf. The estimated cost to modify 38,000 sq. ft. (with secure voice and secure areas) is \$998,000 capital plus \$370,000 recurring. Occupancy can be partial with the DCI, USIB, ICS, and NIO totally relocated in 12 months.

4. Because of the costs, time, and operating efficiencies, it is recommended that the Agency consider relocation of the DCI and appropriate staffs to either the EOB or leased space as a first option vice relocation to 2430 E Street. It is proposed that I approach Jack Galuardi, GSA's Regional Administrator, to determine how much space can

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SUBJECT: DCI Relocation Study Summary and Recommendation

be made available in an EOB, when, and who would be dislocated. If EOB relocation is not a viable alternative, I would then pursue determination of necessary actions to lease suitable prime space in the immediate White House area.



Michael J. Malanick
Director of Logistics

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Att

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10 MAR 1976

CFI/ICS RELOCATION
LIST OF INFORMATION PROVIDED

1. Briefing Notes, Selective Service Building
2. Photographs, Selective Service Building
3. Briefing Notes, Leased Buildings
4. Photographs, Leased Buildings
5. Data Summary Sheet, Leased Buildings
6. GSA-Controlled Leased Building (Bicentennial)
7. Photographs, Bicentennial Building
8. Map, Small Scale, Downtown Area
9. Map, Small Scale, Rosslyn Area
10. Mileage Data, All Buildings to Intelligence Community Buildings

Separate Display Charts

1. Map, Large Scale, Downtown Area
2. Floor Plans, Selective Service Building

BRIEFING SHEET
SELECTIVE SERVICE BUILDING

I. Building Description

- A. 1724 F Street, N.W. (1 1/2 blocks from White House)
- B. Six Floors and Basement
 - 1. 37,720 Sq. Ft. Net Useable Area.
 - 2. 53,625 Sq. Ft. Gross Area Including Corridors, Stair, Utility Rooms.
- C. Floors 1 through 4 Average 6,000 Sq. Ft., Floors 5 and 6 Average 5,200 Sq. Ft. (Not Full Floors)
- D. Building Has Side and Rear Alley Which Can Park Up to 18 Cars Horizontally Stacked
- E. Building Air-Conditioned by Window Units Except Small Central Unit for Sixth Floor
- F. Has Two Elevators with Manual Operator Controls

II. Cost and Time Estimates

- A. Refurbishment, New Window Air-Conditioners; New Partitioning; Upgrade Manual Elevators; @ \$175,000. (Note Cost is for 14,000 More Sq. Ft. than Estimated at 2430 E Street.)
- B. Time Estimates Dependent Upon Speed of Relocation Existing Occupants. Estimate 30 Days Vacate Top Two Floors for DCI, CFI, and DD/ICS. 60 Days for Modification and Moves. Elapsed Time 90 Days. Estimate Remaining Floors Evacuated and Modified in Additional 60 to 90 Days with Total Occupancy 150 to 180 Days.
- C. Secure Phones in Phased System. KY-3 Initially at Cost \$50,000. Central Secure Voice by 180 Days at Cost \$250,000. KY-3 Cost Installation Only as Equipment Now Available Within Stock. Same Costs Reflected in Leased Buildings.

III. Considerations

A. Pro:

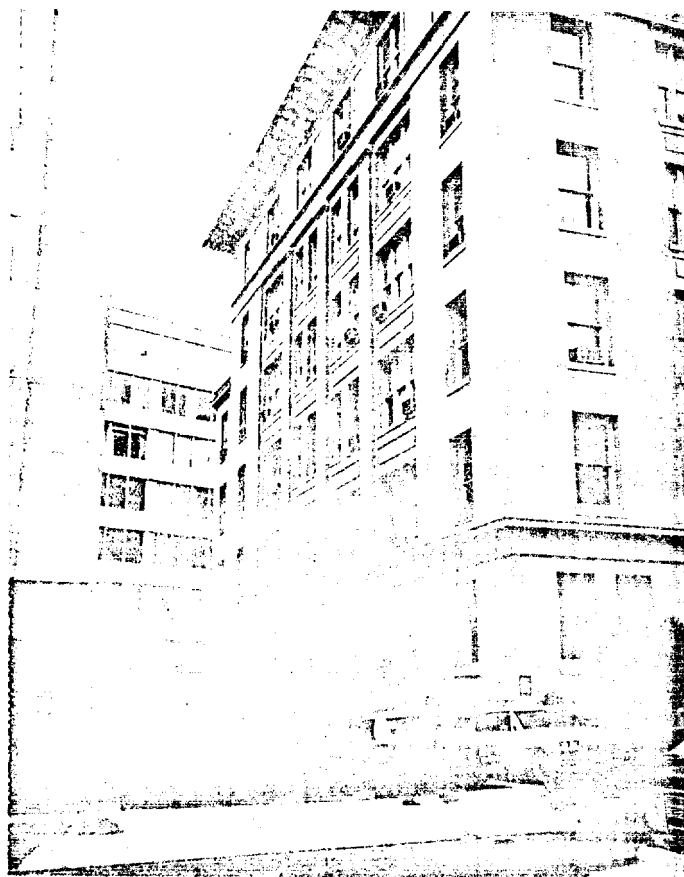
1. Central Location Separate from CIA with Excellent Access to and from EOB/White House.
2. Easy Security Modifications in Separate Building. Control Building plus Surrounding Area.
3. Phased Occupancy with Concurrent Alterations.
4. Investment for Modifications/Secure Phones made in Government-Owned Facility.
5. "Rent" Costs, i.e., Standard Level User Charge (SLUC), Same as for Leased Buildings but No Increased Cost to USG.
6. Sufficient Space for Optimal Layout Plus Some Expansion ICS.

B. Con:

1. Slow Access During Rush Hour.
2. Limited Parking. Max 18 Horizontally Stacked Spaces.
3. Limited Number Commercial Leased Spaces in Area at Cost \$51.30 to \$64.80 Per Month. Daily Rate for Parking \$3.55 to \$4.00 (Average \$68 to \$76 Per Month on 230-Day Working Year).

*Had you said
new Alpha Building Spaces:*

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Selective Service Building
1724 F Street, N.W.
Washington, DC

Approved For Release 2001/08/07 : CIA-RDP79-00498A000100130028-6

BRIEFING SHEET
LEASED BUILDINGS

I. Description (See Summary Sheet Tabulation and Photographs)

- A. 2020 K Street; 34,341 Sq. Ft. Available on Eighth Floor of Eight-Story Building. Very High-Quality Space Centrally Located in Prestigious Area. Lease Rate \$9.00/Sq. Ft. Ample Parking Available at \$50/Month.

1. Pro:

- a. Top-Quality Office Space.
- b. Centrally Located in Non-CIA Facility.
- c. Sufficient Parking Available.
- d. Single Floor Layout with Acceptable Security Control.
- e. Sufficient Space to Permit Expansion.

2. Con:

- a. Exceeds GSA Lease Cost.
- b. High Investment Cost for Security and Secure Voice Requires Waiver.
- c. Access Difficult During Rush Hour.
- d. Parking Cost \$50/Month (Vice \$30 in Rosslyn).
- e. No Security Control Over Other Occupants.

- B. 1120 19th Street; 38,100 Sq. Ft. Available on Sixth, Seventh, and Eighth Floor of Eight-Story Building. Good-Quality Space Located in Prestigious Area. Lease Rate \$8.25/Sq. Ft. Ample Parking Available at \$50/Month.

1. Pros and Cons: Exact Same as for 2020 K Street Except Space Not as Well Appointed and Extends Over Three Floors Vice One.

- C. 1925 Lynn Street, Rosslyn: The Entire 12-story Waterview (Formerly Donata) Building is Available with a Probable Selection of Floors 8 through 12 to Total 31,200 Sq. Ft. The Space is of Relatively Low Quality But Leases at a High \$8.25/Sq. Ft. Ample Parking is Available at \$30/Month.

1. Pro:

- a. Relatively Convenient Location in Non-CIA Facility (See Attached Sheet).
- b. Ample Parking at Relatively Low Rates.
- c. Sufficient Space for Expansion.
- d. Acceptable Security Control for Leased Space.

2. Con:

- a. Lowest Quality Leased Space Inspected.
- b. All GSA Waivers Required (i.e., Exceed Rate, Break Freeze, Investment Exceeds 25 Percent Annual Rate).
- c. No Security Control Over Other Occupants.

D. 1400 Nash Street, Rosslyn: The 30,000 Net Sq. Ft. Second Floor of the Building Housing the Foreign Services Institute is Available at \$7.00 Per Sq. Ft. This Floor is Surrounded by an Elevated Plaza Which is Considered to Present Significant Security Control Problems. Security Problems Also are Increased Because of Lack of Control of Floors Above and Below. Ample Parking is Available at \$30/Month.

1. Pro:

- a. Relatively Convenient Location in Non-CIA Facility.
- b. Ample Parking at Relatively Low Rates.
- c. Good-Quality Office Space.
- d. Lease Rate Within GSA Limits.

2. Con:

- a. Significant Security Control Problems with Physical and Visual Access.
- b. GSA Waivers Required to Break Freeze and Exceed Investment Percentage.

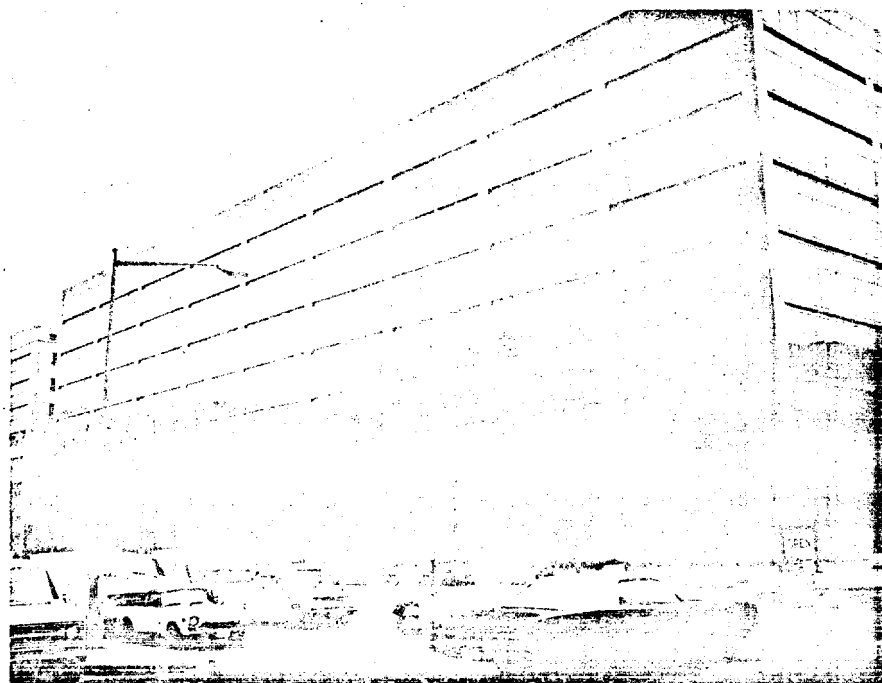
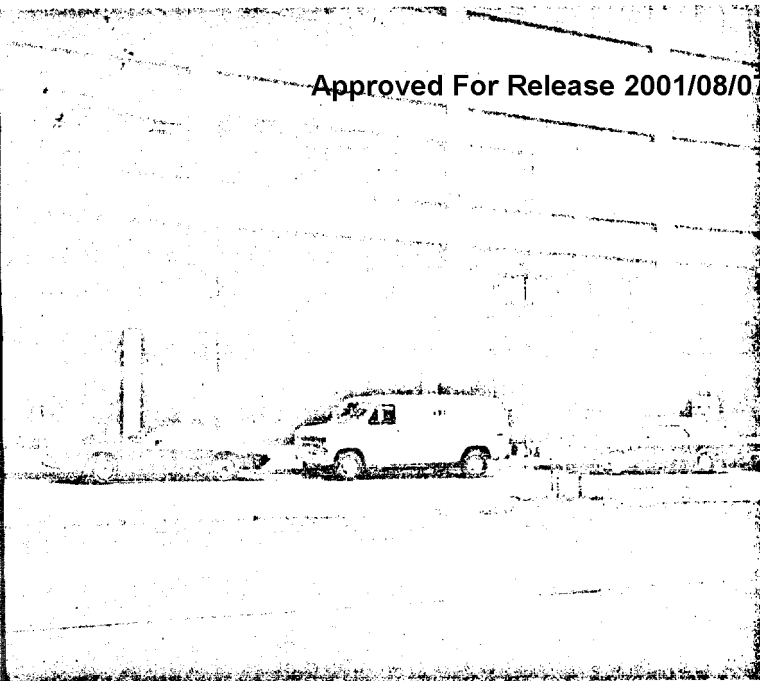
II. Cost and Time Estimates

A. Costs: Unit Costs to Install Secure Partitions and Secure Phones are Considered to be Roughly Equal for All Four Leased Buildings and Will Vary Only with the Amount of Space Occupied. "Rent" Costs are Equal to SLUC Costs (and Therefore the Same as for Government-Owned Space) but in the Case of Leased Space, the Majority of Payments Eventually Go Outside the Government. Secure Voice Costs are the Same as for a Government-Owned Building but Represent a "Sunk Cost" of Which Most is Lost if the Lease is Terminated. Carpet, Drapes, Furniture, and Moving Costs are the Same for All Buildings (Approximately \$83,000) and Are Not Included.

2020 K St. - \$420,000 + \$310,000 Annually
1120 19th St. - \$434,000 + \$425,000 Annually
1925 Lynn St. - \$410,000 + \$280,000 Annually
1400 Nash St. - \$396,000 + \$270,000 Annually

- B. Time: In Order to Relocate to Leased Space, It is Necessary to Advertise for Lessors; Select the Low Bidder Who Meets Location, Security, and Quantity Criteria; Prepare Plans for Modifications; Review and Approve Lessor Modification Proposals; and Effect Modifications. Phased Occupancy is Only Considered Feasible in Multi-Floor Locations with Little Time Gained. Assuming the Highest Priority and Obtaining Required GSA Waivers, It is Considered that Leased Occupancy Requires a Minimum of 210 Days (7 Months) with a Probable Occupancy of 270 Days (9 Months).

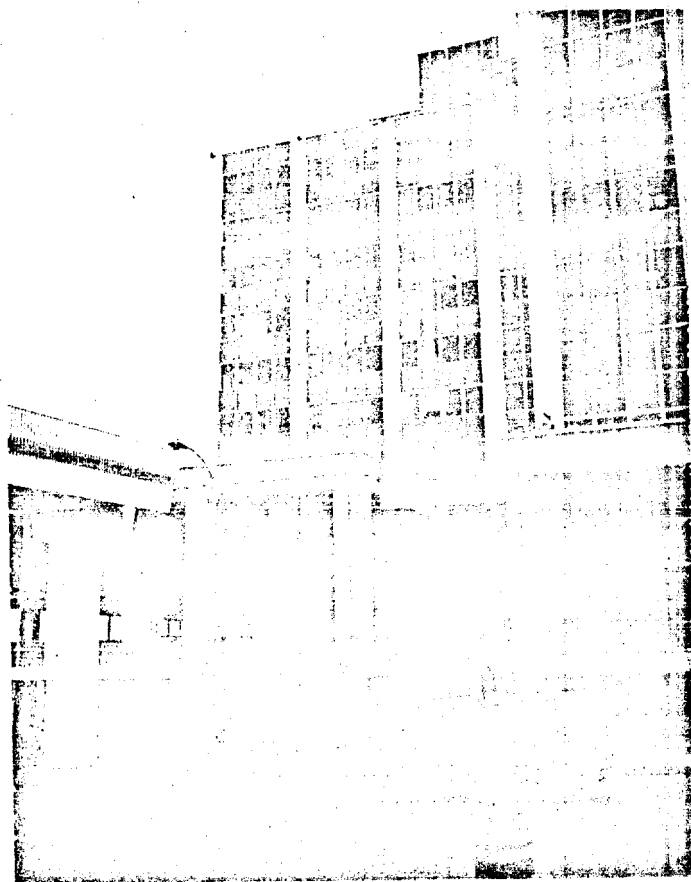
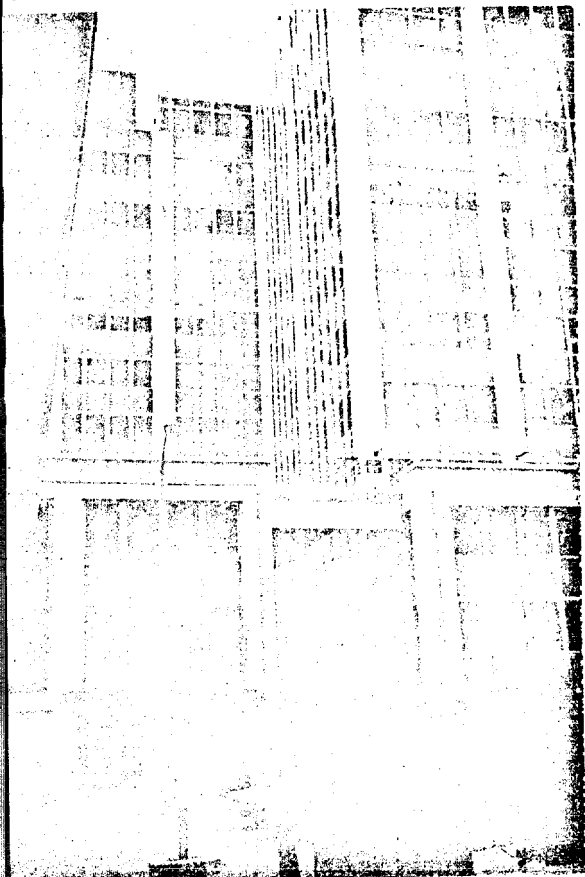
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2020 K Street, N.W.
Washington, DC

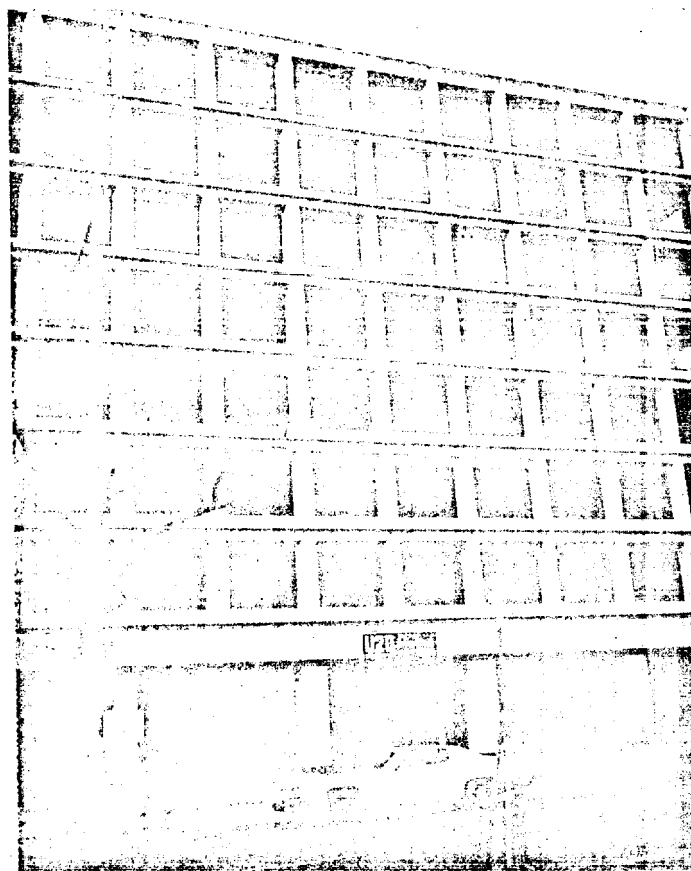
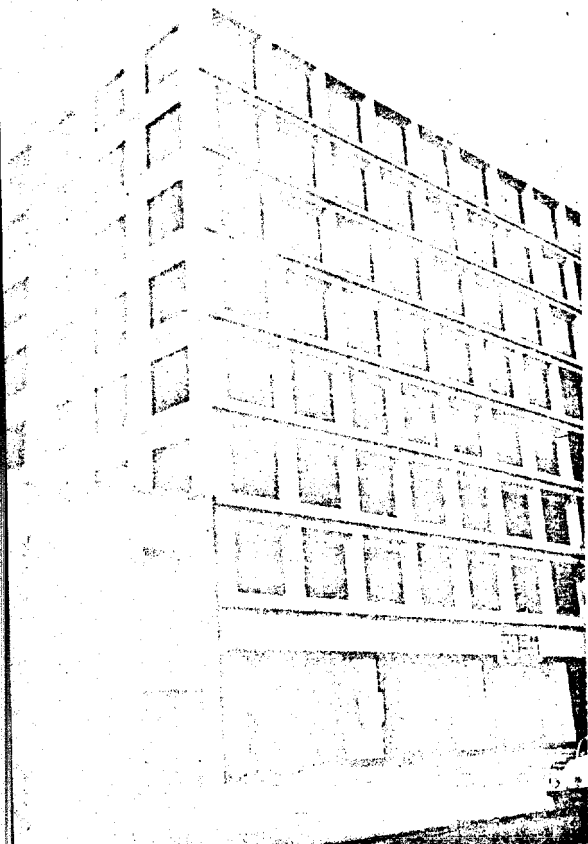
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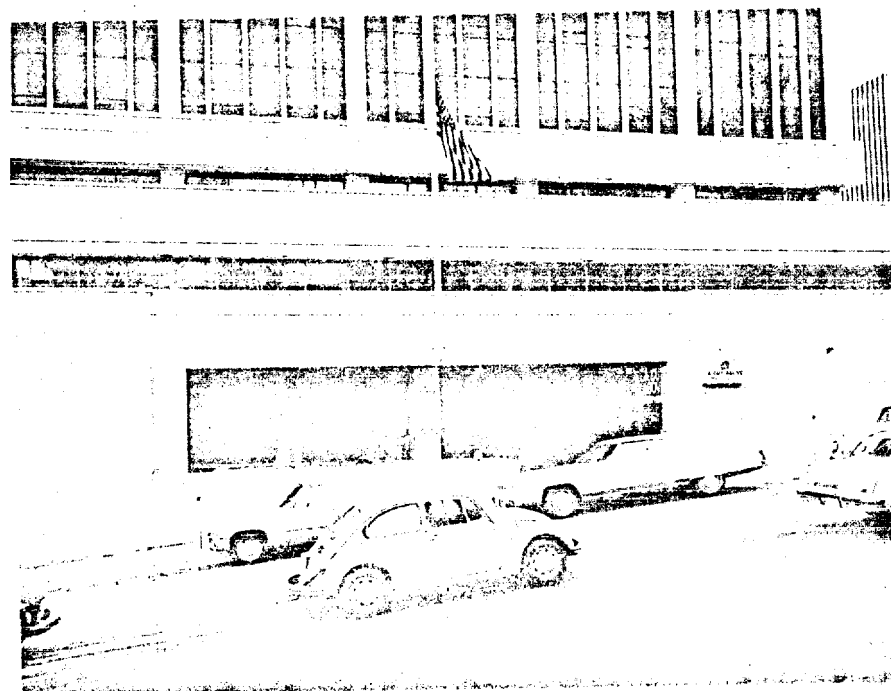
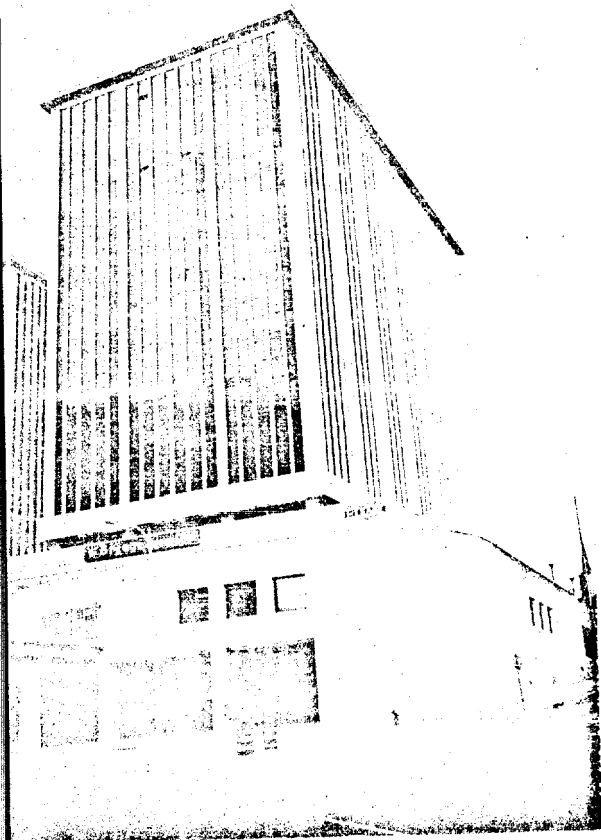
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Waterview Building
1925 Lynn Street

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LEASED BUILDING SUMMARY SHEET

Features	Location			
	1400 Nash St. Rosslyn	1925 Lynn St. Rosslyn	2020 K St., N.W. Washington	1120 19th St., N.W. Washington
Net Square Feet Available	30,000	89,000	34,341	38,100
Square Feet Per Floor	30,000	7,800	34,341	12,700
Floors Available	2nd of 12	All 12	8th of 8	6, 7, & 8th of 8
Cost Per Square Foot	\$7.00	\$8.25	\$9.00	\$8.75
Parking Cost Per Space Per Mo.	Ample at \$30.00	Ample at Approx. \$30.00	236 at \$50.00	200 at \$50.00

BRIEFING SHEET
GSA-CONTROLLED LEASED BUILDING

I. Description

- A. Bicentennial Building, 6th and E Streets, N.W., Washington, D.C. Approximately 26,000 Net Sq. Ft. Available on Eighth, Ninth, and Tenth Floors of 10-Story Building. High-Quality Space Located Within Three Blocks of FBI Building. Now Under Lease to GSA and Vacant for Occupancy. Building Has over 200 Parking Spaces in Three-Level Basement. Rate Being Determined.

1. Pro:

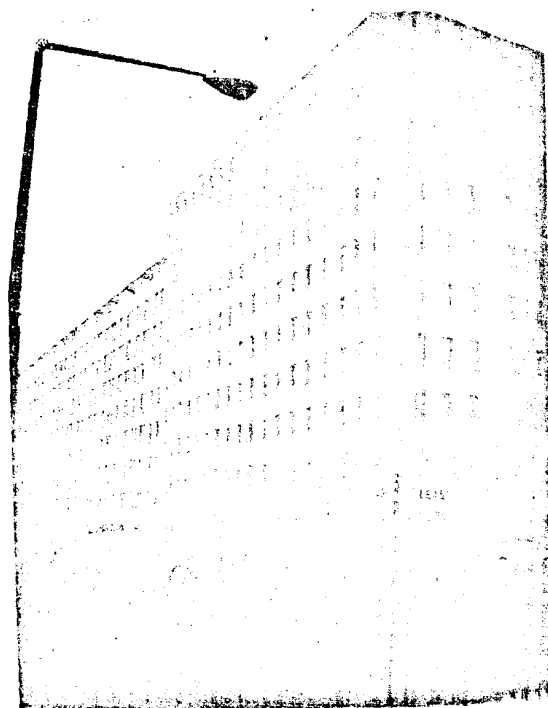
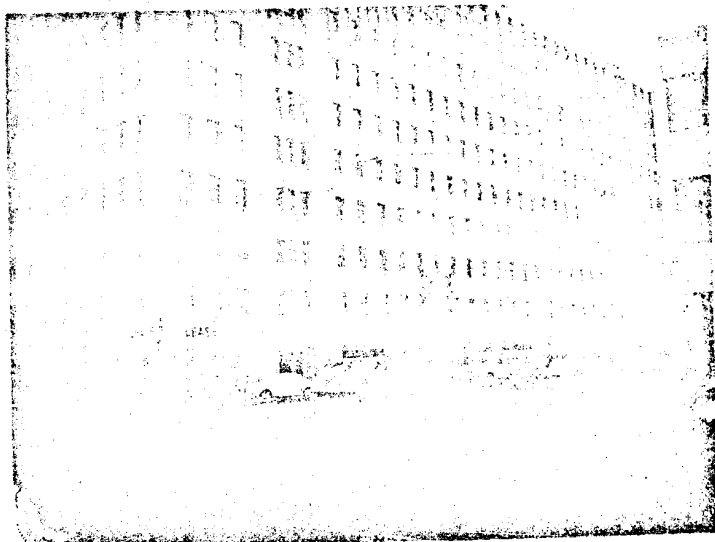
- a. Immediately Vacant for Occupancy.
- b. Centrally Located in Non-CIA Facility.
- c. Parking Available.
- d. All Government-Occupied Building for Security Control.

2. Con:

- a. Physical Space Limitation Barring Ability to Encroach on GAO and HUD Occupants of Building (26,000 Sq. Ft. Approximately Equal to Minimum Required).
- b. Access Difficult During Rush Hour.
- c. High Investment Cost for Leased Building.
- d. Parking Cost High Relative to Rosslyn.

II. Cost and Time Estimates

- A. Refurbishment, New Partitioning; \$102,000. Secure Voice Initially \$50,000 with Central Secure Voice Additional \$250,000.
- B. Estimated 60 to 90 Days Prepare Top Floor. Remaining Two Floors Completed 120 to 150 Days Total Elapsed Time.



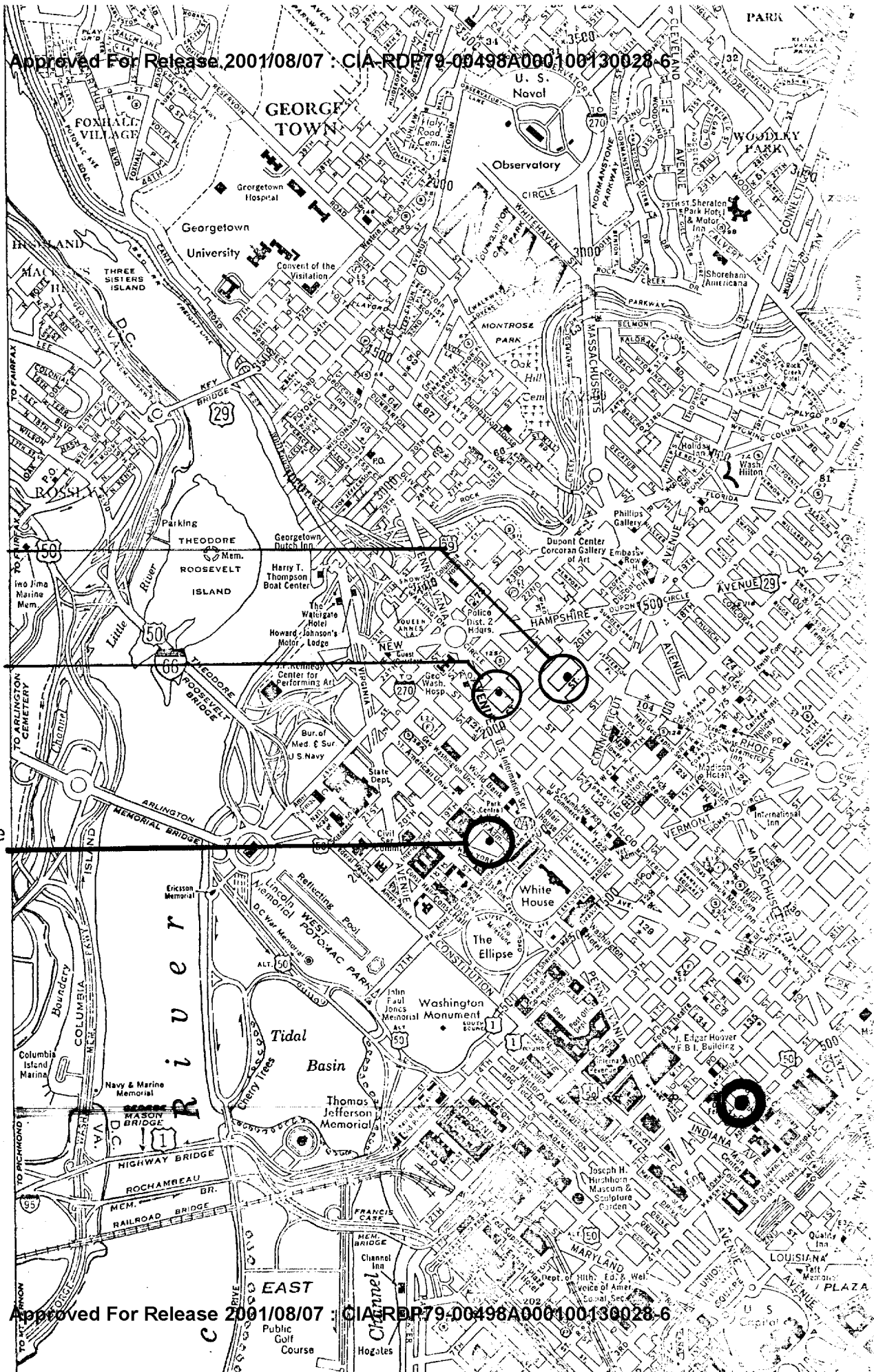
Bicentennial Building
6th & E Streets, N.W.
Washington, DC

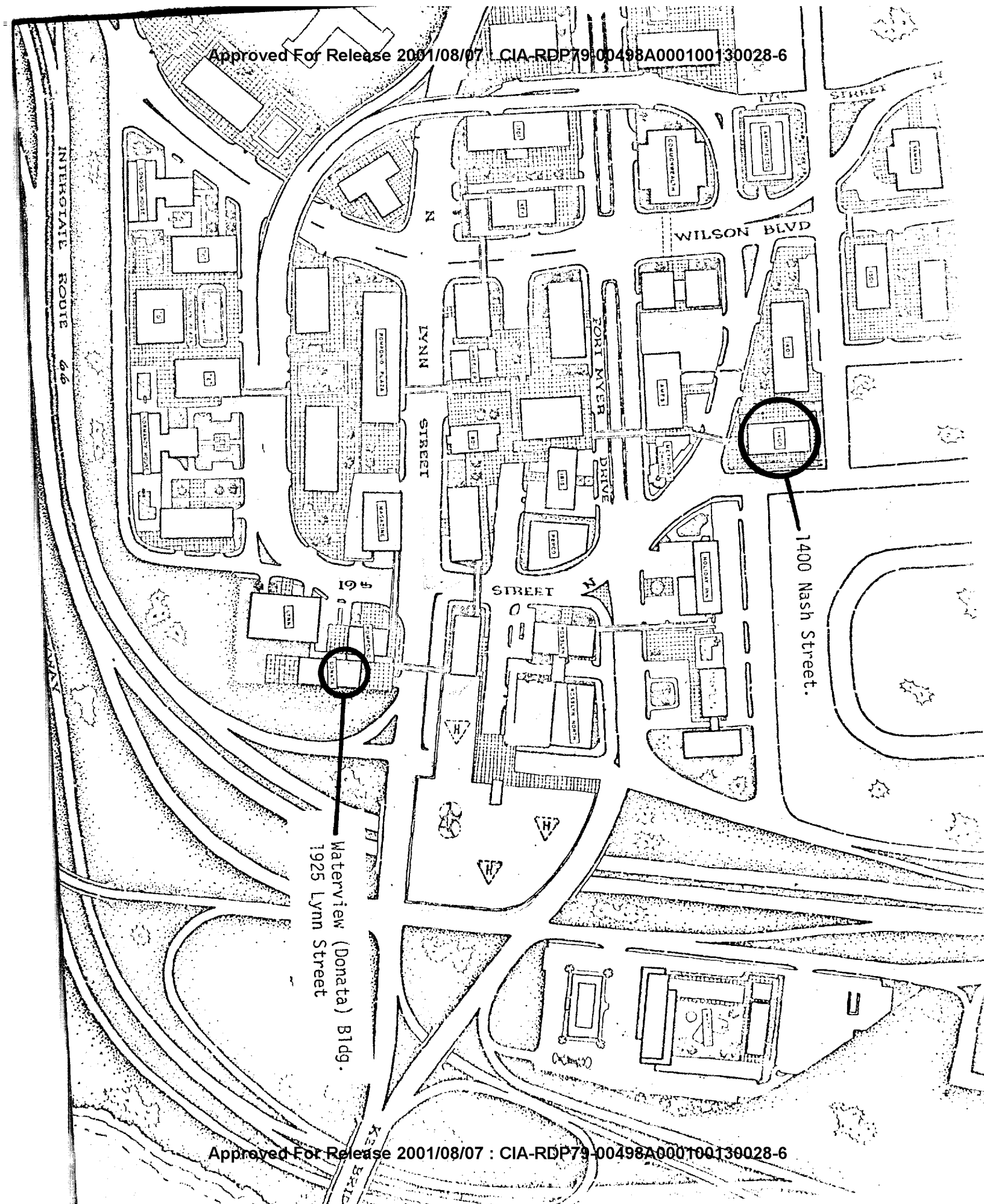
1120-19th Street

21st & K Street

Selective Service
Building

Bicentennial
Building





Waterview (Donata) Bldg.
1925 Lynn Street

1400 Nash Street.

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Would you per chance want this package for your
meeting this evening with Mr. Malanick or for
your tomorrow morning's meeting with the DCI?

Del (9 March 1976)

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Administrative - Internal Use Only

Executive Registry

76-1008

DD/A 76-0800

4 MAR 1976

19 February 1976

MEMORANDUM FOR: Director

STATINTL

FROM : John F. Blake
Deputy Director for Administration

Sir:

You will recall our conversation of Wednesday, 18 February, concerning space matters in relation to the implementation of recent Presidential Directives. I mentioned to you I would have a study presented to me last night. Such study was received but represented "over-kill" and also would have had unaccepted time constraints. Based on general awareness of what is involved, and buttressed by my conversation of yesterday with you, I have given the attached guidance to our appropriate people to come forth with a new "minimum option". That option will be ready on Tuesday, 24 February. Perhaps by that time you will be able to give more additional input and guidance and we can continue to mutually "work the problem".

Att

*Task: make a minimum
will stay up to speed
as requirements develop
please let them know
at this!!*

*G.B.
20-2-76*

*DDA has
noted.*

Administrative - Internal Use Only

Administrative - Internal Use Only

1. Please rework the DCI relocation study from a perspective of reduced magnitude.

2. There is a lack of precision at the moment with really what is involved, and it is not clear when the desired precision will be available. However, for a new approach proceed from the following assumptions:

a. The main operating headquarters of the DCI will remain in the Langley Building.

b. An "outside" DCI Office will be used by him primarily as a "visiting" office. Therefore, for DCI purposes we do not have to reproduce or relocate the current set-up for Registry and the Security Officers in the Langley Building.

c. This DCI space should also be sufficient to accommodate the membership of the CFI (3) plus minimal staff and file assistance. I will now refer to this block of space as "executive space".

d. I am not convinced of the necessity to reproduce an "Operations Center". While it may eventually become a requirement, I do not think we should plan for it initially.

Administrative - Internal Use Only

e. Space in the Old EOB probably should not be considered for political reasons, i.e., it is too closely associated with the White House. From a political point of view may be the New EOB will be acceptable.

2. In taking this new cut at the problem, be guided by the following factors:

a. Executive Space -- There should be a suitable working office for Mr. Bush which he will use both as DCI and as Chairman of CFI. There should then be two other suitable offices to be used on a visiting basis by the other two members of CFI. There should be one "secretarial office" for the DCI and perhaps three other offices. The other three will have a mixture of one or two full-time staff assistants for CFI purposes and for necessary secretarial and file space.

b. There exists almost unanimity of opinion, including that of Mr. Bush, that the NIO's should not be moved out of this building. Consider the NIO's a non-requirement.

c. As it pertains to the IC Staff we move into the greatest area of speculation. The IC Staff, in addition to its current responsibilities, will undoubtedly pick up some additional staffing

responsibilities as the staffing element for CFI. Secondly, even if the IC Staff moves out of the Headquarters Building, we must remember the DCI is using Langley as his permanent Headquarters and, accordingly, there will have to be an IC Staff outpost left at Langley.

d. For current study purposes figure approximately 18,000 sq. ft. for the new IC Staff relocation and plan to leave a balance of 3,000 sq. ft. for IC Staff occupancy at Headquarters.

e. Do not plan for an in-house dining facility per se. Do plan to work into your drawings a small "coffee-preparing and buffet" area.

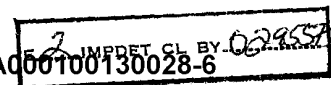
f. Plan for two conference facilities, one in the range of 30-35, having a table seating capacity of approximately 16. The other facility should have a total of about 12 with a table seating capacity of six.

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POSSIBLE RELOCATION OF DCI AND ASSOCIATED STAFFS TO 2430 E STREET

Feasibility Study
Prepared By
Real Estate and Construction Division
Office of Logistics
17 February 1976

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Attachments:

Att 1 - Component Statistics

Att 2 - Cost/Time Summary

Att 3 - Option Schematics

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POSSIBLE RELOCATION OF DCI AND ASSOCIATED STAFFS TO 2430 E STREET

1. Statement of the Problem

The purpose of this study is to determine the feasibility, cost, and timing of possible relocations of the DCI and associated staffs from the Headquarters Building, McLean, to the complex of buildings presently occupied by the Office of Technical Service (OTS) at 2430 E Street, N.W., Washington, D.C. or to another suitable relocation site. The requirement for such a move would be to locate the DCI and other community-wide staff elements in space centrally located with respect to the overall Intelligence Community, not just the CIA. In addition to the DCI and his immediate staff, other community elements to be considered for relocation include the Intelligence Community Staff (IC), those parts of the United States Intelligence Board (USIB) which are colocated with IC, and the National Intelligence Officers (NIO). Depending upon the total space available, other elements such as a CIA Operations Center (CIA/OPS/CEN) would also be given consideration.

2. General Considerations

Prior to examining specific space relocation options, current space utilization by the DCI and associated staffs in the Headquarters Building will be described as will OTS utilization of the 2430 E Street complex. Additionally, some general comments regarding the manner in which additional space can be made available are provided.

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b. OTS Utilization of 2430 E Street

(1) OTS occupies approximately 70,000 sq. ft. of space in three separate buildings at the 2430 E Street complex. The smallest of these facilities is East Building with [REDACTED] 25X9 sq. ft. of Agency space, including 1,540 sq. ft. of unoccupied DCI space. Central Building houses [REDACTED], and 25X9 the largest, South Building, houses [REDACTED] in approximately 25X9

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[REDACTED] These buildings were constructed in the early 1900's.

(a) East Building is a two-story building with a basement. Each floor has just over 3,000 sq. ft. The basement is of little use except for storage and some shop area. The General Services Administration (GSA) Guards and Char Force have been assigned space on this basement level for their locker rooms. The ceilings are low and generally cluttered with exposed piping. The first floor has high ceilings and heavy-load bearing masonry walls. This space was formerly used as a full-time DCI suite but in recent years has been reserved as a downtown secondary office for the DCI. The second floor is made up of standard office space, and partitions on this floor may be relocated as desired.

(b) South Building consists of three floors plus a basement and an attic. Each floor has between 9,000 and 10,000 sq. ft. The basement is made up largely of custom-designed laboratory space, the majority being wet chemistry laboratories. There are also physics and photography laboratories in this area as well as utility and storage space.

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Approximately one-third of the first floor is occupied by a chemistry laboratory and a student training photo facility with 12 dark rooms. The remainder of the first floor is general office space plus a snack bar. The second floor is all general office including a panelled executive office suite and a specially equipped conference room. The third floor is also general office space except for a telephone equipment room which occupies 2,200 sq. ft. The attic has a photography laboratory and some office space located in one end. The remainder of the attic has been condemned and is used only for minimum access storage space.

2-3-76
10,000
S-1

(c) Central Building is made up of two floors and a basement, each floor having approximately 6,500 sq. ft. The basement is primarily light industrial-type space, with some heavy printing and reproduction equipment; i.e., printing presses, linotype machines, and other related equipment. Approximately one-fourth of the first floor is equipped as a large dark room and contains a number of heavy wall-mounted cameras as well as much photographic processing equipment, i.e., photography sinks and dryers. This floor also contains

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[REDACTED]

The remainder of this floor houses a graphics shop with a paint spray facility and some offices. The third floor consists of office space, several small laboratories, and several file areas provided with custom-built Co₂ fire extinguishing systems.

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(2) In general, these buildings are cooled by window air-conditioning units. There are a few scattered air-conditioning package units which serve several special-purpose rooms. Heating is provided by steam to radiators which are randomly located under windows but frequently along interior partitions. This condition, coupled with the existing window spacing, makes partition relocation to obtain efficient use of space quite difficult. Electric service in the Building is marginal and most wiring is surface mounted.

(3) There are 250 parking spaces available for Agency use in five locations adjacent to the Buildings. This averages to approximately 1 1/4 persons per space. There are also five visitor spaces plus two spaces reserved for the DCI. Over one-half of the total spaces are what might be referred to as horizontally stacked. For example, adjacent to Central Building, up to six cars may be parked end-to-end. Under these conditions and unless other arrangements are made, the first car to arrive in the morning may have to be the last car to leave at night. Parking around the quadrangle has been maximized to the point where traffic is congested but passable. The 20 spaces that are available in the Navy parking area must be occupied by 10 a.m., after which time they are considered available for general use by Agency or Navy employees employed in this building complex.

(4) A summary of space and utilization figures for the OTS complex is provided in Attachment 1.

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c. Space Availability

The movement of the DCI and associated staffs to the 2430 E Street complex as well as several other options to be discussed later would require that additional space be made available for the relocation of OTS, or, in the event that OTS remains at 2430 E Street, that new space be acquired for the DCI and associated staffs. This additional space could conceivably be made available in a variety of ways, including the following:

(1) Excess Space

If the DCI and staffs are moved to 2430 E Street, one method of providing relocation space for OTS would be through the assignment of excess space currently available within the Agency or space which would be made available through the DCI and staff vacancies of Headquarters.

(a) At present, it is projected that approximately 17,600 sq. ft. of excess space will exist in Agency buildings other than Headquarters: 7,475 sq. ft. in the Chamber of Commerce Building, Arlington; 5,080 sq. ft. in the Ames Building, Rosslyn; 1,600 sq. ft. in the Key Building, Rosslyn; and approximately 3,500 sq. ft. in the [REDACTED]

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25X1A

[REDACTED] All of this space is leased and practicable only for relocation of office functions. Although it is technically feasible to relocate existing OTS office functions to this space, the fragmentation over four buildings in three locations is obvious. Clearly, relocation of OTS technical functions to this space is not possible from the standpoints of either scope or suitability of space.

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(b) Within Headquarters, the DCI and staffs would free approximately 38,000 sq. ft. if moved to 2430 E Street. However, once current moves from Headquarters to

25X1A

[REDACTED] and planned moves of portions of the Office of Security (OS) [REDACTED]

25X1A

25X1A

[REDACTED] and Office of Personnel to the Ames Building in Rosslyn are completed, there would still be a shortage of 7,000 sq. ft. in the Headquarters Building when compared to currently outstanding space requirements. Hence, the net space which would remain for assignment would be 38,000 minus 7,000 or 31,000 sq. ft. Again, this space would be of the wrong type and far less than the 70,000 sq. ft. required for the total relocation of OTS. Therefore, relocation of OTS to the Headquarters space to be vacated by the DCI and staffs would not be a viable option. However, the vacant space remaining at Headquarters would present opportunities for the consolidation of certain elements currently located outside of Headquarters Building and the subsequent disposal or reassignment of the external space vacated by these elements.

(2) Assigned Space

Since satisfactory excess space is not available within buildings controlled by the Agency, the next preference for relocation space for OTS or the DCI and staffs would be excess space held by other agencies which could be assigned to this Agency. A preliminary check indicates that no such space is currently available in the Metropolitan Washington area (MWA) which would meet our requirements, at least in

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terms of the total move of the DCI and staffs or OTS. However, the Chief, Planning Staff, Region 3, GSA, has suggested that if we contemplate moving the DCI and immediate staff only, and if the request was made at a high enough level, then space could be made available in the Executive Office Building, probably in space currently occupied by one of the commissions. A check was also made to determine if excess space is available [REDACTED] for the possible relocation of OTS to that location since OTS already has extensive technical activities [REDACTED] However, this check indicated that no excess space is currently available at that location either.

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25X1A

(3) Leased Space

If OTS was relocated from 2430 E Street, another option would be to lease suitable space elsewhere. A similar option would exist if the DCI and staffs relocated not to 2430 E Street but rather to other suitable space in the downtown area.

(a) Regarding the availability of leased space

for the relocation of OTS, a survey was conducted of

25X1A

possible locations [REDACTED] In

25X1A

[REDACTED] four buildings of approximately 85,000 sq. ft.

each are currently either under construction or planned

for construction and subsequent lease. [REDACTED]

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ation would build to requirements and claims that construction could be completed within 15 months after a commitment is

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received. [REDACTED]

already occupied in part by the Agency, has a remaining 88,000

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sq. ft. for which we have already asked GSA to confirm availability. If available, and preliminary indications are that it would be, this space would be adequate, with minor consolidation, to house all OTS functions at 2430 E Street.

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the building could be configured to our specifications and owner representatives claim construction could be completed and a facility be made available for lease within 9 months of the receipt of a firm commitment. The building would be constructed in increments of 40,000 sq. ft. and lease terms and costs would be consistent with current rentals being paid in other Agency occupied buildings

25X1A

Hence, the leasing of space for occupancy by OTS is feasible. It should be noted, however, that the leasing of space by GSA at rates in excess of \$500,000 annually requires that GSA prepare a prospectus for submission to and approval by Congress. Further, the Chief, Planning Staff, Region 3, GSA, has advised that GSA has no money in the budget for leasing new space during FY 77 and has been told by OMB that GSA will not receive any money for this purpose. If true, any leasing would have to be funded, and perhaps even effected, directly by the Agency; and, if over \$500,000, congressional approval would be required. A final negative consideration is that relocation of OTS to leased

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space would require substantial Government-funded capital improvements to modify space to OTS technical requirements. This investment would require an Economy Act waiver and raise significant question as to the fiscal wisdom of this type expenditure.

(b) To determine the availability of space should the DCI and staffs choose to relocate to the downtown area, a separate survey was conducted. The downtown area described herein includes the area between 15th and 24th, and G and M Streets. According to a representative of GSA, no "backfill" space is available in the downtown area, and the only other space available at rates GSA normally pays is in the 6th and D and E Streets areas, an unsatisfactory location. There is, of course, other space available in the downtown area which GSA could lease, given sufficient justification. Our survey shows that 10 existing buildings from 20,000 to 70,000 sq. ft are available in the downtown area at costs ranging from \$8 to \$9.75 per sq. ft. An additional four buildings of from 70,000 to 302,000 sq. ft. are planned for construction and lease during 1977. Costs for these new buildings will range from \$10 to \$12 per sq. ft. Hence, the leasing of new space for the DCI and staffs would be feasible, providing suitable justification was provided to GSA for such leasing. Normally, such justification entails the submission of a Certificate of Necessity signed by the DCI pursuant to the Economy Act of 1932. Moreover, since as noted earlier GSA may not have any

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new funds for leasing in FY 77, it may be necessary for the Agency to fund and perhaps even effect any such lease.

(4) Purchase-Contract

Purchase-contract legislation under which GSA could effect the construction of new Federal buildings through the sale of Participation Certificates expired on 30 June 1975 and has not been reinstated by Congress nor does this appear likely.

(5) Construction

According to the Chief, Planning Staff, Region 3, GSA, there has been no new construction of Federal buildings in Washington in the last year. Further, in today's environment of reduced budgets, he sees little chance of any new construction being approved by Congress, particularly for CIA. While this middle-level officer's opinion is certainly not conclusive, it does indicate a climate and level of difficulty. Hence, new construction, at least through GSA, appears to require a relatively substantial amount of executive pressure. One other possible method of effecting construction would be through the military if, for example, it was decided to relocate

25X1A

OTS [REDACTED] Certainly, adequate land area under assignment to the Agency exists [REDACTED]

25X1A

25X1A

[REDACTED] but funding and approval problems similar to those of GSA may well be experienced. Because of the scope of funding involved, it is considered that congressional approval would be required in any case.

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3. Discussion of Options

Taking into consideration the information provided above, several specific options for relocating the DCI, associated staffs, and various combinations thereof, have been developed. The options, related budgetary costs, and relocation times are shown in Attachment 2. Attachments 3 through 7 provide a schematic rendition of each option. A brief description of each option follows:

a. DCI to East. IC/USIB/NIO to remain Headquarters. OTS to effect minor internal relocation.

Adequate space exists in East Building for the relocation of the DCI and his immediate staff and security officers. Renovation in East Building would include adequate conference room and registry space as well as the lounge, dining room, kitchen, and other amenities now enjoyed by the DCI. Those OTS units currently housed in the space could be eventually accommodated elsewhere in OTS through internal space renovations and the interim use of excess space available within Ames Building and permanent use of excess space available [REDACTED] Ames would be used for intermediate staging only. The cost and time for the implementation of this option as shown in Attachment 2 provides for minimal internal renovations only. That is, maximum use would be made of existing partitioning, utility systems, etc., and the space would not be totally renovated. In connection with this option, as well as the others involving the 2430 E Street complex, it must be realized that the Building utility system and features are old and, in many cases, inadequate. Since the buildings are not being proposed for total renovation, some of these problems could be expected to continue. Moreover, this option does not provide for any change in the existing parking situation which is critical. Additional parking space would have to be

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provided by the exclusion of some OTS employees who are currently permitted to park within the complex.

b. DCI and IC/USIB to East and part of South. NIO to remain Headquarters. Central and laboratories in South to remain OTS. Rest of OTS elsewhere.

(1) This option would make all of East and floors 1, 2, and 3 of South Building available to the DCI, IC, and USIB with some room for expansion beyond present levels. This option would be accomplished through the following series of moves: The Applied Physics Branch, the Visual Engineering Branch, and the Chemistry Branch would be relocated from the basement of South Building to newly acquired space and the space thus vacated would be backfilled with the Chemical Research Branch from the second floor, the Visual Operations Branch from the third floor, and a nonlaboratory portion of the Training Branch from the first floor; and then, in addition to those basement units already designated for relocation, all other OTS activities on the first, second, and third floors would be relocated to other newly leased or constructed space. OTS space in the attic of South Building would remain since it is directly related to those activities which would remain in the basement of South Building. Accomplishing the move in this fashion would provide the space needed for the DCI, IC, and USIB, but it would also result in considerable fracturing of OTS. Again, the cost and timing for this move as shown in Attachment 2 provides for essential renovations only in South and East Buildings and some utility problems would be expected to remain. Parking would become untenable under present arrangements, and some OTS personnel would have to be excluded from parking at the complex.

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(2) In essence this option also includes the independent treatment of the Director's space in East Building as shown in option a. and in addition strives to relocate OTS units from the first, second, and third floors of South Building and all of East Building as a unit to newly leased or new construction space. Iterations of this option could be made to allow for interim relocations of limited size OTS office-type functions from South and East Buildings to specific sized packages of space identified above under excess space availability (Ames - 5,080 sq. ft., Chamber of Commerce - 7,475 sq. ft., [REDACTED] 3,500 sq. ft., Key - 1,600 sq. ft.) in order to attempt to accommodate an incremental move of segments of IC and USIB to space vacated in this interim mode as required. The costs and timing of such interim moves into these space packages would be essentially equivalent to those expected of normal office space moves in standard leased space. If it is determined that such interim incremental moves are to be implemented, then the location and specific space package sizes of available excess leased space will be a determining factor which may influence the identification of OTS components for interim relocation from 2430 E Street and, accordingly, for identifying incremental space moves of the IC and USIB from Headquarters Building to 2430 E Street. The following table will provide projected and estimated data concerning office-type space package description and availability as a basis of implementing an interim move posture:

25X1A

Building	Space Pack- age Size Sq.Ft.	Floor	Estimated Date Space Available for Modi- fication	Estimated* Date Avail- able for Occupancy	Estimated Costs
Ames	1400	12	March 76	April 76	\$ 6,328
	2000	8	April 76	June 76	\$ 9,040
	1680	4	June 76	July 76	\$ 7,594
					\$ 22,962
Key	1600	2	July 76	August 76	\$ 7,232
Chamber of Commerce	7475	6	June 76	August 76	\$ 33,787
25X1A [REDACTED]	3500	2	Immediately	April 76	\$ 15,820
East	6400	B,1,2	July	Dec. 76	\$548,047
South	6800	1,2,or 3	May-Sept 76	Aug-Dec 76	\$ 37,536

* Timing assumes all planning and design is completed 3 months before estimated date space is available for modification and that GSA provides reasonably accelerated implementation of work above and beyond normal procedures.

(3) An analysis of the above data may conclude that if OTS is entirely able to disburse some of this smaller office-type functions into each of the above space package envelopes or sums of the several space packages, a space use efficiency of approximately 75 percent may be realized due to the operational inefficiencies attributable to incompatibility of existing size and location of space packages to adequately fit organizational distribution of personnel and basic internal functional relationships. Therefore, recapture of space on a one-to-one basis at 2430 E Street should not be expected and space which might be available at 2430 E Street for Headquarters component interim moves would amount to 25 percent less than that which is available in excess leased space. In view of this premise,

it may be expected that a total of approximately 13,200 sq. ft. of space may be made available during a phased time frame at 2430 E Street for all Headquarters components being considered through the interim relocation of OTS components to approximately 17,600 sq. ft. located at various other external locations in excess leased space.

c. DCI/IC/USIB/NIO to East and South. Central to remain OTS. Rest of OTS elsewhere.

This option would make all of the space in East and South, approximately 52,000 sq. ft., available to the DCI and all associated staffs. The DCI and staffs presently occupy 38,000 sq. ft., hence, space would remain for further expansion by the DCI or for the relocation of other elements such as CIA/OPS/CEN to 2430 E Street. The OTS units presently in these buildings would be relocated to leased or constructed space meeting their unique requirements. This option has the advantage of relocating all related OTS operations, development and engineering, and equipment elements as a single unit leaving only the industrial portions of OTS in Central Building. As with other options involving 2430 E Street, the cost and timing shown in Attachment 2 provide for essential renovations only in the 2430 E Street complex and some utility system and parking problems would be expected to continue.

d. DCI/IC/USIB/NIO to all 2430. All OTS including Central elsewhere.

In option c. above, the use of East and South Buildings alone more than provided enough space for the DCI and all associated staffs while leaving Central Building for continued occupancy by OTS. Therefore, this option which provides for the vacancy of Central Building as well, is unnecessary. Its only advantage is to relocate all of OTS as a single

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unit or to permit the demolition of Central Building for additional parking. Neither would be cost effective.

e. DCI/IC/USIB/NIO to executive leased space. No change in 2430 E Street.

This option does not require that any existing OTS function be relocated. Moreover, it has the advantage that space for the DCI and staffs, commensurate with his position as head of the Intelligence Community and centrally located thereto, is provided at minimal cost and within realistic time frames.

4. Conclusions (Keyed to Attachment 2)

a. DCI alone to East.

This option has the minimum initial and no recurring costs over and above lease charges already being paid by the Agency and would take minimum time to effect. It also has negligible impact on OTS. However, it does not permit the relocation of IC, USIB, or NIO and even precludes further expansion by the DCI over existing levels. Also, the space which would be provided the DCI, while centrally located to the Intelligence Community, is not of the quality normally associated with such a position.

b. DCI, IC, and USIB to East and South. NIO to remain Headquarters. OTS partially relocated.

This option has large initial and recurring costs and is far more time consuming. It does not permit inclusion of NIO and precludes further expansion by the DCI and IC and USIB. Further, it results in serious fragmentation of OTS resulting in what will undoubtedly be decreased operating efficiency.

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c. DCI, IC, USIB, and NIO to East and South. OTS except Central elsewhere.

This option is more expensive than the previous option, but does provide space with ample expansion for the DCI and associated staffs. Further, it minimizes fragmentation of OTS.

d. DCI, IC, USIB, and NIO to East, South, and Central. OTS elsewhere.

This option, while more expensive and time consuming than any other, has few additional advantages except OTS would be relocated in its entirety and Central building could be demolished for additional parking space.

e. DCI, IC, USIB, and NIO to leased space.

After option a., this option is most economical and can be effected in a relatively short period of time. It causes no disruption of OTS while providing centrally located space of high quality for the DCI and associated staffs.

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COMPONENT STATISTICS

25X9

Component	Present Location	Assigned Area	Number of People	Floor Location
DCI	Headquarters Building	7,400		7
IC & USIB	Headquarters Building	18,114 (New USIB Req. 3600)		6 & 7
NIO	Headquarters Building	9,125		5 & 7
OTS, 2430 E St.	East Building	3,355 1,330 <u>1,967</u>		2 1 <u>B</u>
	Total	6,652		3 floors
	South Building	6,532 8,483 9,820 9,116 <u>9,761</u>		Attic 3 2 1 <u>B</u>
	Total	43,712		4 floors
	Central Building	19,213		3 floors
OTS Parking	2430 E Street	250 Parking Spaces in 5 Parking Areas		

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Att 2

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COST/TIME SUMMARY (\$)

Option	Description	Time	Modification Costs	Additional Recurring Annual Lease Costs (1)	New Construction Costs
a	DCI to East. IC/USIB/NIO to remain Hdqs. OTS to effect internal relocation.				
	1. DCI initially w/o dining, kitchen, reception area, central secure voice, signal center, emergency generator (temporary move of 38 people to Ames Bldg.).	4 months*	132,000	--	--
	2. DCI w/total scope below.	6 months	688,000	--	--
	Total Scope - DCI w/dining, kitchen, reception area, central secure voice, signal center, emergency generator, full staff, temporary move of 38 OTS persons to Ames, training laboratories to Commonwealth Bldg., rehabilitation of South Bldg. for 38 persons.				
	*Assuming accelerated GSA processing.				
b	DCI, IC, and USIB to East and part of South. NIO to remain Hdqs. Central and laboratories in South to remain OTS. Rest of OTS elsewhere.	DCI - 6 months per option a IC/USIB 14 months	1,985,000	R 361,400	5,575,200 5 years
	Total Scope - Includes DCI option a w/o relocation of photographic training laboratories. Includes modification of South Bldg. for IC & USIB w/central secure voice. Also includes above standard special modifications to new leased space and central secure voice for OTS. Assume 10 months to lease new space and relocate OTS, and 4 months to rehabilitate South Bldg. and relocate IC & USIB.				

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COST/TIME SUMMARY (\$)

Option	Description	Time	Modification Costs	Additional Recurring Annual Lease Costs	New Construction Costs
c	DCI/IC/USIB/NIO to East and South. Central to remain OTS. Rest of OTS elsewhere.	DCI - 6 months per option a IC/USIB/NIO 18 months	3,622,700	R 585,300	9,545,200 5.5 years
Total Scope - Includes DCI option a, option b, and the additional relocation of all South Bldg. OTS laboratories to new leased space. Includes modification of all of South Bldg. for IC/USIB/NIO w/central secure voice. Also includes above standard special modification to new leased space and central secure voice for OTS. Assume 12 months to lease and relocate OTS and 6 months to rehabilitate South Bldg. and relocate IC/USIB/NIO.					
d	DCI/IC/USIB/NIO to all of 2430 E. All of OTS including Central elsewhere.	DCI - 6 months per option a IC/USIB/NIO 18 months	4,034,400	R 786,000	10,508,300 7 years
Total Scope - Includes DCI option a, option c, and the additional relocation of all the OTS elements presently located in Central Bldg. (including printing, and industrial equipment spaces). Provides for consolidation of all OTS formerly at 2430 E St. Provides central secure voice systems for DCI/IC/USIB/NIO at 2430 E and OTS in new leased space. Assume 12 months to lease and relocate OTS to new lease space and 6 months to rehabilitate South Bldg. and relocate IC/USIB/NIO.					
e	DCI/IC/USIB/NIO to executive leased space. No change in 2430 E St.	12 months	998,000	R 372,200	--
Total Scope - Status quo at 2430 E Street Complex. DCI w/dining, kitchen, reception area, signal center, central secure voice system, full staff, representational space, building parking available. Space could be occupied on a phased basis. This option will release approximately 38,000 square feet of space in Hdqs. Bldg. for priority requirements.					

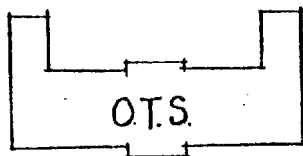
(1) Assumes construction on Government-owned property in the Metropolitan Washington Area. If constructed by GSA, recurring lease costs shown in the column entitled "Additional Annual Recurring Lease Costs" apply.

Att 3

EXISTING SPACE ASSIGNMENT
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2430 E ST.

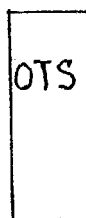
CENTRAL BLDG

3 FLOORS

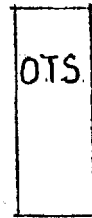


EAST BLDG

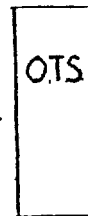
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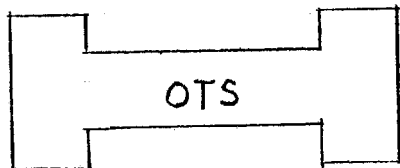


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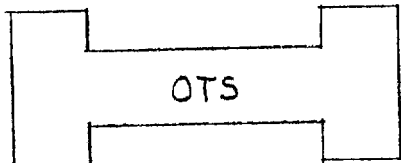


SOUTH BLDG

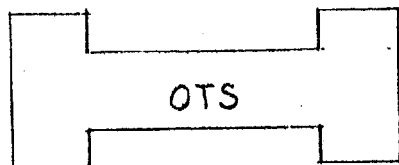
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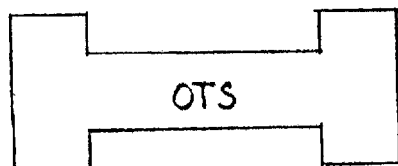
1ST FL



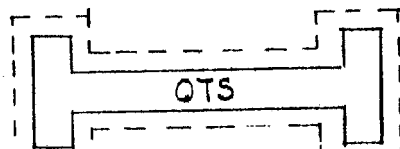
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3RD FL



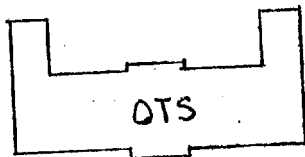
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OPTION A

CENTRAL BLDG.

3 FLOORS



EAST BLDG.

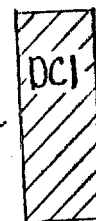
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1ST. FL.

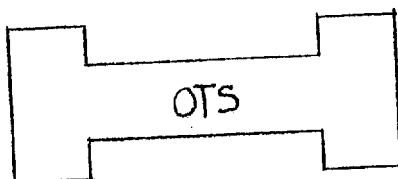


2ND. FL.

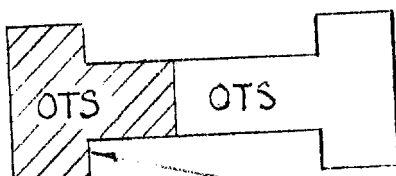


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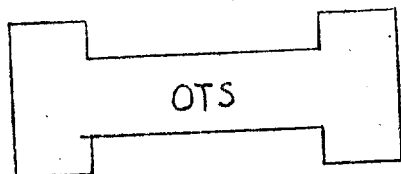
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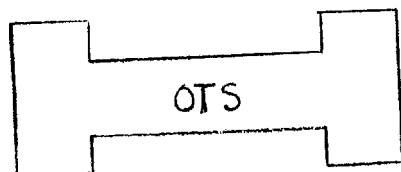
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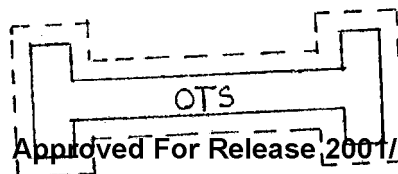
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3RD. FL.

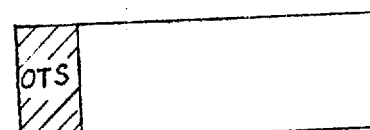


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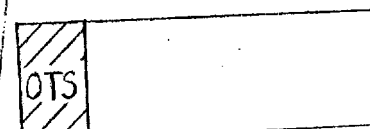


AMES BLDG.

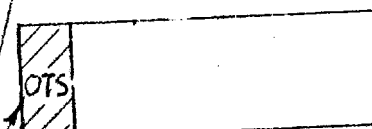
4TH FL.



8TH FL.



12TH FL.

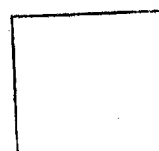


TEMP. OTS FROM EAST

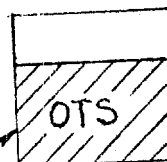
FINAL OTS FROM
EAST VIA TEMP. AMES

STATINTL

1ST FL.



2ND FL.

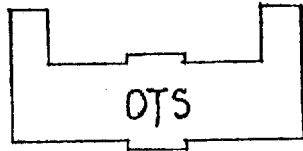


OTS/TR FROM SOUTH

Option B

CENTRAL BLDG.

3 FLOORS



EAST BLDG.

BASMT.



1ST FL.

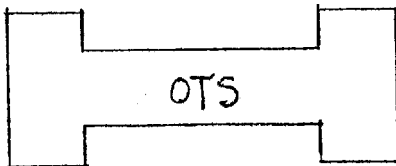


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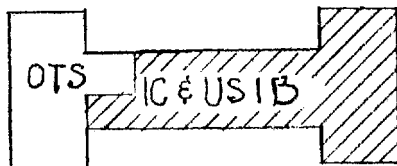


SOUTH BLDG.

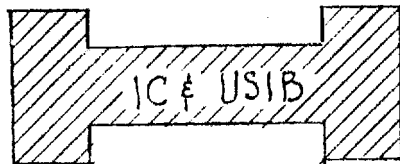
BASMT.



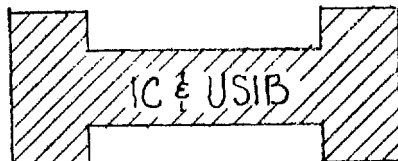
1ST FL.



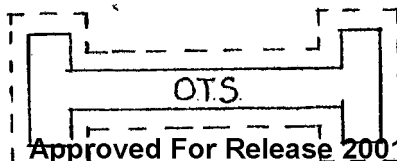
2ND FL.



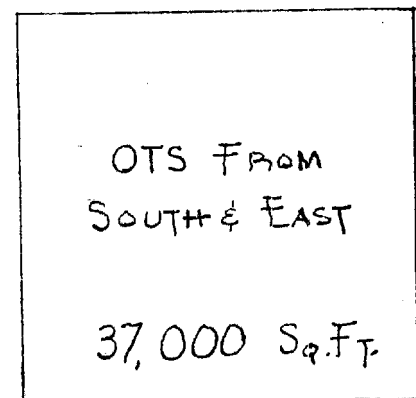
3RD FL.



ATTIC



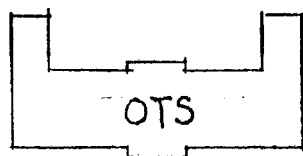
NEW SPACE



Option C

CENTRAL BLDG

3 FLOORS



EAST BLDG

BASMT



1ST FL

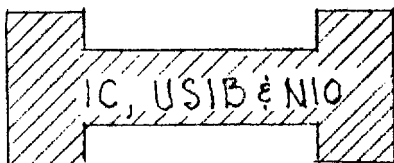


2ND FL

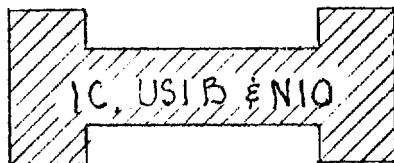


SOUTH BLDG

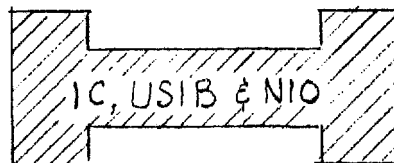
BASMT



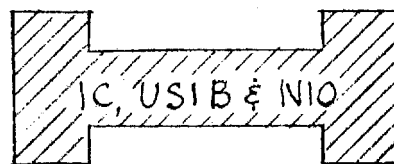
1ST FL



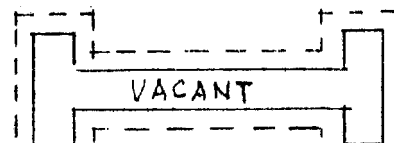
2ND FL



3RD FL



ATTIC



NEW SPACE

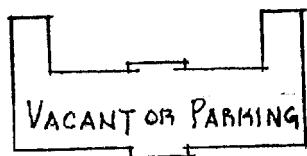
OTS FROM
SOUTH & EAST

55,000 Sq. Ft.

OPTION D

CENTRAL BLDG

3 FLOORS



EAST BLDG

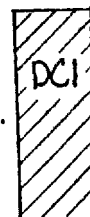
BASMT



1ST FL

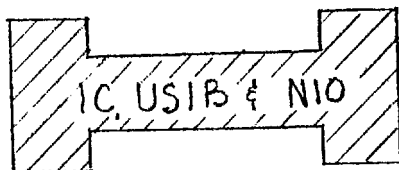


2ND FL

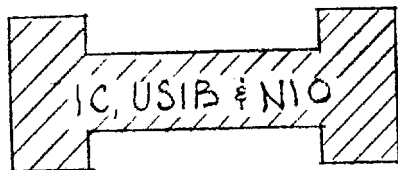


SOUTH BLDG

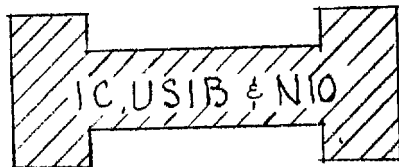
BASMT



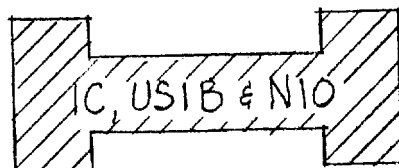
1ST FL



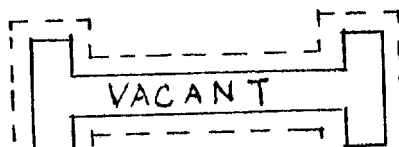
2ND FL



3RD FL



ATTIC



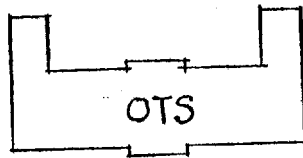
NEW SPACE

OTS FROM
SOUTH, EAST & CENTRAL

76,000 Sq. Ft.

CENTRAL BLDG

3 FLOORS

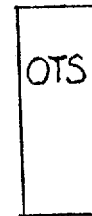


EAST BLDG

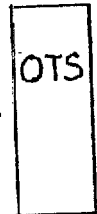
BASMT.



1ST. FL.

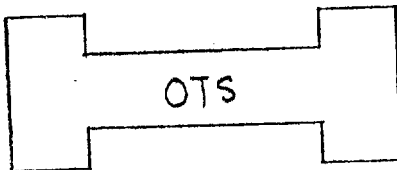


2ND FL.

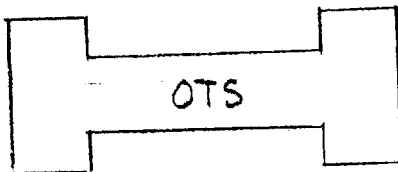


SOUTH BLDG

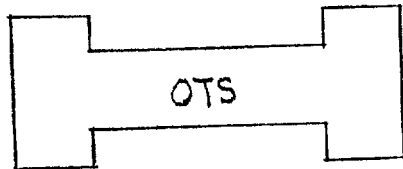
BASMT.



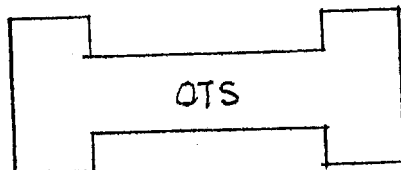
1ST. FL.



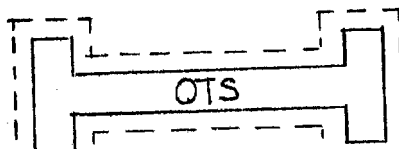
2ND FL.



3RD FL.



ATTIC



NEW SPACE

DCI, IC, USIB & NIO
FROM HQ'S

45,000 Sq. Ft.

Att 4

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AVAILABLE LEASED SPACE

BUILDING ADDRESS	AREA (SQ. FT.)	COST PER SQ. FT.	MONTHLY PARKING COST	REALTY COMPANY	INDIVIDUAL CONTACTED	TELE. NO.	REMARKS
1. 1055 Thomas Jefferson St.	60,000	9.25	\$50	Julien J. Studley, Inc.	Fred Ezra	965-8880	
2. Dodge Bldg., 3217 K St.	70,000	10-12	\$20	Shannon & Luchs	Fred Wall	659-7114	Completion 5/76 - Rate high because \$4 million overrun.
3. 1120-19th Street	70,000	8.75-9.25	\$50	Julien J. Studley, Inc.	Fred Ezra	965-8880	12,700 sq. ft. per floor. 4, 5, 6, 7, 8 floors available
4. 20th & K Streets	50,000	7	Not Avail.	Julien J. Studley, Inc.	Fred Ezra	965-8880	Older bldg. Space available is space vacated by NADA.
5. 1800 M Street	70,000	8.95-10	\$65	Oliver T. Carr	Don Bresnahan	296-8700	25,000 sq. ft. per floor 8 stories.
6. 2101 L Street	70,000	8-8.50	\$45	Charles E. Smith		296-2218	35,000 sq. ft. per floor.
7. 1020-19th Street	70,000	8.50	\$60	Shannon & Luchs	Fred Wall	659-7114	
8. 2030 M Street	70,000	8.25	\$60	Shannon & Luchs	Fred Wall	659-7114	
9. Longfellow Bldg. Conn. & M Street	30,000	7-7.50	Not Avail.	Heffelfinger	Heffelfinger	881-7800	1-1/2 floor available.
10. 2033 K Street	20,000	8.75		Quadrangle Dev.		293-2700	102,000 sq. ft. in Bldg. Only 20,000 left.

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Att 5

STATINTL

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ROUTING AND RECORD SHEET

DD/A Registry

File

Bldg 629

SUBJECT: (Optional)

DCI Relocation Study Summary and Recommendation

FROM:

Director of Logistics
2C02 [REDACTED]

25X1A

EXTENSION

NO.

DATE

18 FEB 1976

25X1A

TO: (Officer designation, room number, and building)

DATE

RECEIVED

FORWARDED

OFFICER'S
INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1. Deputy Director for
Administration
7D26 Headquarters

DD

*Del
Bldg 629
cc'd to [unclear]
Spec op [unclear]
prop [unclear]*

OL 60852